

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
APRIL 22, 2004

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, April 22, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **12:30 P.M.**

1. Approval of March 25, 2004 meeting minutes.

❖ **PUBLIC HEARING - PLANNING COMMISSION ITEMS**

2. Case No.: DR2002-01
Request: Adoption of the Midtown Neighborhood Plan
General Location: 18th Street on the north, Union Pacific/BNSF Railroad on the east, Murdock Street on the south and the Little Arkansas River on the west
Presenting Planner: Nalini Johnson
3. Case No.: DR2004-05
Request: Amendment to the April 19, 2001 Edition of the Wichita-Sedgwick County Unified Zoning Code (UZC). The proposed amendment would eliminate the 1,000-foot separation between alcohol establishments and sexually oriented businesses and change the date whereby a sexually oriented business with a valid license could continue to operate as an exception to the ordinance
Presenting Planner: Donna Goltry

❖ **SUBDIVISION ITEMS**

Items 4-1 to 4-5 may be taken in one motion unless there are questions or comments.

4. Consideration of Subdivision Committee recommendations from the meeting of April 15, 2004. Bill Johnson, Darrell Downing, Elizabeth Bishop, and James Barfield present. Ed Sunquist, Bob Hernandez, absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 4-1 (SUB2003-149) Subdivision Committee Approved, 1-15-04 vote (5-0);
Agenda Item 4-2 (SUB2004-13) Approved, vote 4-0; Agenda Item 4-3 (SUB2004-39) Approved, vote 4-0;
Agenda Item 4-4 (SUB2004-41) Approved, vote 4-0; Agenda Item 4-5 (SUB2004-38) Approved, vote 4-0;
Agenda Item 5-1 (VAC2004-09) Subdivision Committee Approved, 4-1-04 vote (5-0);
Agenda Item 5-2 (VAC2004-12) Approved, vote 3-0; Agenda Item 5-3 (VAC2004-13) Approved, vote 4-0;

4-1. SUB2003-149 – Final Portion of an Overall Preliminary Plat – AVALON PARK THIRD ADDITION, located on the east side of Tyler Road, north of 37th Street North. (MAPC Deferred 1-22-04 and 2-19-04.

Engineer: PEC, P.A.
Acreage: 67.7
Total Lots: 97

- 4-2. **SUB2004-13 – Final Plat – COPPER GATE NORTH ADDITION, located on the north side of 13th Street North and on the west side of 135th Street West.**
Engineer: Baughman Company, P.A.
Acreage: 35.39
Total Lots: 101
- 4-3. **SUB2004-39 – One-Step Final Plat – WOODLAND ELEMENTARY ADDITION, located north of 13th Street North and west of Broadway.**
Engineer: Baughman Company, P.A.
Acreage: 3.10
Total Lots: 1
- 4-4. **SUB2004-41 – One-Step Final Plat – LIBERTY PARK THIRD ADDITION, located south of 13th Street North, on the east side of 135th Street West.**
Engineer: Baughman Company, P.A.
Acreage: 35.86
Total Lots: 85
- 4-5. **SUB2004-38 – One-Step Final Plat – THORN CREEK FARMS ADDITION, located on the west side of Greenwich Road, north of Harry.**
Engineer: Griffiths and Associates, Inc.
Acreage: 1.9
Total Lots: 1

❖ PUBLIC HEARING — VACATION ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 5-1 to 5-3 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 5-1. **VAC2004-09 – Request to Vacate a Utility Easement and Utility/Drainage Easement, located north of Douglas, west of Meridian (on the northeast corner of Mt. Carmel and Sheridan). (MAPC deferred 4-8-04)**
- 5-2. **VAC2004-12 – Request to Vacate Platted Building Setbacks and a Utility Easement (Dedicated by Separate Instruments), for property located south of Kellogg and east of Greenwich Road.**
- 5-3. **VAC2004-13 – Request to Vacate a Platted 20-Foot Easement, located northeast of the Webb Road/13th Street North intersection.**

❖ **PUBLIC HEARING — ZONING ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 12:30 P.M.

- 6a.** Case No.: CUP2004-09 DP274 (Associated with ZON2004-14)
Request: Creation of The Oak Creek Community Unit Plan
General Location: South of 21st Street North approximately 1/4 mile west of Greenwich Road
Presenting Planner: Donna Goltry
- and**
- 6b.** Case No.: ZON2004-14 (Associated with CUP2004-09 DP274)
Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “SF-5” Single-family Residential, “NO” Neighborhood Retail, “GO” General Office and “LC” Limited Commercial
General Location: South of 21st Street North approximately 1/4 mile west of Greenwich Road
Presenting Planner: Donna Goltry
- 7.** Case No.: CON2004-14
Request: Sedgwick County Conditional Use for expansion of the Cook Airfield on property zoned “RR” Rural Residential
General Location: At the northwest corner of 71st Street South and 143rd Street East
Presenting Planner: Scott Knebel
- 8.** Case No.: ZON2004-09
Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “NR” Neighborhood Retail with a Protective Overlay
General Location: 1100 feet east of 135th Street West, north side of 21st Street North
Presenting Planner: Dale Miller
- 9.** Case No.: ZON2004-10
Request: Zone change from “SF-5” Single-family Residential to “TF-3” Two-family Residential
General Location: Northwest of Douglas-127th Street East Street intersection
District Advisory Board: Two will hear May 3, 2004
Presenting Planner: Bill Longnecker
- 10a.** Case No.: CUP2004-10 DP231 Amendment #2 (Associated with ZON2004-15)
Request: Amendment to the Cooper Gate Community Unit Plan
General Location: At the northwest corner of 135th Street West and 13th Street North
Presenting Planner: Donna Goltry
- and**
- 10b.** Case No.: ZON2004-15 (Associated with CUP2004-10 DP231 Amendment #2)
Request: Sedgwick County Zone change from “LC” Limited Commercial to “SF-5” Single-family Residential

General Location:
Presenting Planner:

At the northwest corner of 135th Street West and 13th Street North
Donna Goltry

11. Case No.: ZON2004-13
Request: Zone change from “LI” Limited Industrial and “MH” Manufactured Housing to “SF-5” Single-family Residential
General Location: North of MacArthur and west of West Street
Presenting Planner: Scott Knebel
12. Case No.: CON2004-15
Request: Conditional Use to allow duplexes on property zoned “TF-3” Two-family Residential
General Location: Northeast of the Pinecrest – 21st Street North intersection
District Advisory Board: One will hear May 3, 2004
Presenting Planner: Dale Miller
13. Case No.: CON2004-13
Request: Sedgwick County Conditional Use to permit an accessory apartment on property zoned “RR” Rural Residential
General Location: South of K-42 and east of 215th Street West
Presenting Planner: Bill Longnecker
14. Case No.: ZON2004-11
Request: Sedgwick County Zone change from “RR” Rural Residential to “NO” Neighborhood Office
General Location: North and east of 53rd Street and Tyler Road
Member City: City of Maize Planning Commission heard on April 1, 2004
Presenting Planner: Dale Miller
15. Other matters/adjournment.

**John L. Schlegel Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission**